

**Little Norway Property Owners Association
2018 Annual Meeting
December 13, 2018
Via Teleconference 6:00pm MST**

Members Present representing 13 properties:

Paul Esposito
Steve Blechschmidt
Dean Ebner
Bernd Tischer
Howard Green
Michelle Glenn
Tom Bobowski

There were also 5 additional owners represented by proxy.

Welcome and Call to Order

The meeting was called to order by Steve Blechschmidt, President at 6:04pm. Attendees were welcomed and the meeting was turned over to Paul Esposito as Secretary.

Notice of Meeting/Quorum

The Secretary confirmed that there was adequate notice of the annual meeting with all owners receiving written notice and that the properties represented on the call and via proxy represented a quorum.

Approval of Minutes

Because the minutes of the prior annual meeting have been posted online for months, a motion was approved to waive the reading of the minutes of the November 2017 annual meeting. A motion was made and seconded for the minutes to be approved, and the motion was accepted unanimously.

Treasurer's Report

Paul Esposito, Treasurer indicated that financial statements for the last two years were distributed with the meeting notice, along with the proposed budget for the coming year. Spending continues to be minimal and is expected to continue that way in the future. The organization has a current cash balance of more than \$14,000 with more dues payments expected by the December 30 due date.

To-date, there are approximately 40% of owners with past due accounts, and nearly 25% of owners have never paid their dues.

Election of Board Members

Upon motion duly made and seconded, one Board member – Steve Blechschmidt - was unanimously approved by the membership, and will serve for a term of two years or until a successor has been duly nominated and elected. Because there were no other nominations, the final board seat will remain vacant.

Other Business

Several topics were discussed by the group, including:

- There will be a Board of Directors meeting immediately following this annual meeting, at which the Board will elect its officers for the upcoming year. The Board meeting is open to all owners.
- A question was raised regarding the ongoing purpose of the association and the plans for the future. The Board reiterated its ongoing commitment to work to: (a) continue to keep annual dues low; (b) minimize spending in order to build cash reserves; and (c) be prepared for any unknown expenses in the future related to the subdivision, including roads, the water system, common areas, etc.

- The water system was discussed, and one owner indicated that he met an individual who indicated that he was assisting with the management of the water system. More information is needed to confirm specifics.
- Once again, a discussion ensued regarding property assessments by Costilla County which continue to be higher than comparable sales in recent years. We discussed the stream of emails recently in which some owners indicated that they thought the POA should be actively involved in working with the county to address this issue, The Board indicated that it is not a POA or Board responsibility, and individual property owners should follow established protocols to dispute their property's assessed with the county assessor. To assist in this effort, the Board will prepare a summary of the procedures of the dispute process and provide the information online at our website at www.littlenorway.org. More information will follow.
- Lastly, the group discussed what we might do about the roughly 25% of properties who have never paid their dues, and now have outstanding balances of more than \$600 for dues and finance charges. The placing of liens is a possibility, and according to Colorado state requirements, there must be a consistent policy regarding the placing of liens on the properties. The group discussed the advantages and disadvantages of a policy to put liens on properties with past due accounts. For sales that go through reputable title companies and such, they should contact the POA to confirm the status of dues for the selling property, and this has taken place for recent sales. The group decided that the POA will not put liens on properties at this time. Prior to any property sales - including sales by the developer - the property must be current on dues before any transfers can be completed.

Adjournment

Being no further business, the meeting was adjourned by the President at 6:58pm.

Respectfully Submitted,

Paul Esposito
Secretary, Little Norway Property Owners Association